



**Planning Commission  
Minutes of the November 19, 2015 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Bianca at 5:30 p.m.

**ATTENDEES**

**PLANNING COMMISSION MEMBERS**

**Planning Commission Chairman**

Damian Bianca, CAPZO Present

**Planning Commission Vice-Chair**

Stephen Brooks, CAPZO Present

**City Council Member**

Michael Potter, CAPZO Present

Tim Cowles, CAPZO Present

Cynthia McCollum, CAPZO Present (Arrived @ 5:35)

Steve Ryder, CAPZO Present

Cameron Grounds, CAPZO Present

Lewie L. Bates, CAPZO Present

Troy Wesson, CAPZO Present

**PLANNING STAFF PRESENT**

Amy Sturdivant, Director of Planning; Gary Chynoweth P.E., Director of Engineering; Johnny Blizzard, AICP, Senior Planner; Ross Ivey, Assistant Planner; Megan Zingarelli, Assistant City Attorney

**REGISTERED PUBLIC ATTENDEES**

Tim Holcombe, Jerry South, Paul Duskin, Dustin Taylor, Johnnie and Glenda Neill, Bruce Crane, David Hall, Ron Roberts, Mathis Sneed, Christopher Scholten, Butch Chandler, R. Keyes, Kim Poe, Mark Richerson, Cindy Haynes, Ken Haynes, Hariv Karalapalem, Leigh Pearson, Charles Williams, Jeff Birdwell, Doris Anthony, Lindsey Stewart, Michael Mueller

**ACCEPTANCE OF THE AGENDA**

Chairman Bianca made mention of the West Side Master Plan Update to be given prior to the start of the meeting and also requested to table the layouts along with the annexations and zonings under one motion.

**COMMENTS**

There were no comments from the Commission.

### APPROVAL OF THE MINUTES

Councilman Potter moved to approve the minutes of the October 15, 2015 Regular Meeting minutes.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Abstain
City Council Member Mike Potter	Aye
Cynthia McCollum	----- (Did not vote on this item)
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Abstain
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

### OLD BUSINESS

There was no Old Business to discuss.

### PUBLIC COMMENTS

Carol Rhea of the Orion Planning Group presented the Planning Commission with an update on the West Side Master Plan. She asked, on behalf of a recommendation of the West Side Master Plan Steering Committee, that the Planning Commission make a recommendation to the City Council to suspend annexations and rezonings, within the study area, until the plan is complete. Carol reinforced that temporarily suspending annexations and rezonings within the study area would help allow the plan to drive development rather than have development drive the plan.

Mrs. McCollum made a motion that the Planning Commission make a recommendation to the City Council to temporarily suspend annexations and rezonings, within the West Side Master Plan study area, until the plan is complete. Mr. Bates seconded the motion.

Final Vote:

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
Motion Carried	

There were no other comments from the Public.

## **PUBLIC HEARINGS**

### **Zoning Map Amendments**

Public Hearing held to consider Nitneil Partners, LLC request to rezone the property, located at 906 Slaughter Road from AG, Agriculture to B3, General Business.

### **Applicant Comments:**

There were no comments from the applicant.

### **Staff Comments:**

Mr. Blizzard informed the Commission that Nitneil Partners, LLC is requesting the subject property be rezoned from *AG, Agriculture* to *B3, General Business*. The subject property was annexed as part of an annexation election in 1998. At that time, newly annexed properties were automatically zoned *AG, Agriculture*.

The subject property was being utilized for mini storage when annexed in 1998. However, the zoning designation of *AG, Agriculture* does not include self- storage as a permitted use, but is a permitted use in the *B3, General District*. The applicant has plans to expand the storage facility, which is not possible under *AG District* regulations. The subject property was being utilized for mini storage when annexed in 1998.

The subject property and all adjoining properties are zoned *AG, Agriculture*, except the properties to the east, which are located in the City of Huntsville. The adjoining property to the north is being utilized for agricultural purposes. The westernmost portion of the properties to the east is currently being utilized for agriculture. The western half of those lots are wooded and undeveloped, except for the Indian Creek Greenway, which meanders north-south along Indian Creek. The adjoining property to the south is occupied by Slaughter Road Child Development Center. The adjoining properties to the west are mostly wooded.

Mr. Blizzard added the subject property is occupied by Research Mini Storage. The facility currently has 50,850 square feet of mini storage units located on the property. The change in zoning to the *B3, General Business District* is to provide the best zoning designation for the use currently in operation and will not be significantly impacted by any long range master plan, except the *Parks & Recreation Master Plan* which has designated the intersection of Eastview Drive and Slaughter Road a city gateway. The regulations for additional landscaping, screening, lighting, signage, parking and building elevations required in the *B3 District* will aid in creating a more attractive city gateway.

Mr. Blizzard concluded that staff recommends the approval of Nitneil Partners, LLC's request to rezone 906 Slaughter Road from *AG, Agriculture* and *B3, General Business*.

### **Public Comments:**

There were no comments from the public.

### **Commission Comments:**

Mr. Brooks asked if the request was from the property owner. Mr. Blizzard confirmed that it was.

Motion:

Mr. Ryder moved to recommend to the City Council to rezone property located at 906 Slaughter Road from AG, Agriculture to B3, General Business District. Mr. Brooks seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

A public hearing to consider Rob Roberts request to zone property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single-Family Detached Residential District*. This zoning is in conjunction with a request for annexation into the City of Madison.

**Applicant Comments:**

The applicant requested that the annexation and zoning be tabled until the December 17, 2015 Regular Meeting.

**Staff Comments:**

There were no other comments from Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

Motion:

Mr. Bates motioned to table the zoning and annexation of property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single Family Detached Residential District* until the December 17, 2015 Regular Meeting. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

A public hearing to consider Dublin Farms, LLC request to rezone property located south of the Norfolk Southern Railroad and west of Kyser Boulevard from *M2, General Industrial District* to *R-4, Multi-family Residential District*.

**Applicant Comments:**

The applicant requested that the rezoning be tabled until the December 17, 2015 Regular Meeting.

**Staff Comments:**

There were no other comments from Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks motioned to table the zoning and of property located south of the Norfolk Southern Railroad and west of Kyser Boulevard from M2, General Industrial District to R-4, Multi-family Residential District until the December 17, 2015 Regular Meeting. Councilman Potter seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

**Subdivision Plats**

**Brentwood Manor - Layout Plat**

Location: South of Halsey Drive and west of Hardiman Road

Representative: 4 Site, Inc.

Applicant/Owner: D.R. Horton

Lots: 160  
Acreage: 49.92 acres

**Applicant Comments:**

The applicant requested that the subdivision layout plat be tabled until the December 17, 2015 Regular Meeting.

**Staff Comments:**

There were no other comments from Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Bates motioned to table the Layout Plat for Brentwood Manor until the December 17, 2015 Regular Meeting. Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Dublin Farms – Layout Plat**

Location: North of Norfolk Southern Railroad and west of Tribble Drive  
Representative: Mullins, LLC  
Applicant/Owner: Smart Living, LLC  
Lots: 100  
Acreage: 27.65 Acres

**Applicant Comments:**

The applicant requested that the subdivision layout plat be tabled until the December 17, 2015 Regular Meeting.

**Staff Comments:**

There were no other comments from the Staff.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks motioned to table the Layout Plat for Dublin Farms until the December 17, 2015 Regular Meeting. Councilman Potter seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Piney Creek – Layout Plat**

Location: East of Bowers Road and south of Powell Road

Representative: Mullins, LLC

Applicant/Owner: Smart Living, LLC

Lots: 140

Acreage: 50.01 acres

**Applicant Comments:**

Mathis Sneed representing Mullins, LLC presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Smart Living, LLC and the design firm is Mullins, LLC. The subject property is located east of Bowers Road and south of Powell Road. The property has a total acreage of 50.01 acres.

The subject property is zoned *R3A, Single-Family Residential District*. The subject property was rezoned in September of 2015. The adjoining properties to the east and west are zoned *AG, Agriculture* and utilized for agricultural purposes. Oakland Branch also traverses the adjoining property to the east. The adjoining property to the north is in unincorporated Limestone County and consists of a large rural lot with one single-family dwelling. The adjoining property to the south is zoned *R3A, Single-Family Detached Residential* and is part of *Moore's Creek Subdivision*. The adjoining portion of *Moore's Creek Subdivision* is currently undeveloped.

Mr. Blizzard added that the applicant is seeking layout approval for 140 lots and supporting street circulation system on 50.01 acres. The layout proposes a series of looped street right-of-ways that will provide good vehicular and pedestrian circulation. A second entrance is provided at the south end of

the subject property that will connect and stub into a planned stub street in *Moore's Creek Subdivision*. As stated above this phase of *Moore's Creek* is not developed. According to the Subdivision Regulations, no more than 51 lots may be developed until the second entrance is established.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the layout for *Piney Creek Subdivision* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

Mr. Wesson asked about greenway access from some of the residential lots. Mr. Chynoweth answered that we will get that access at the Preliminary Plat stage.

**Motion:**

Mr. Brooks made a motion to allow non-radial lot lines and to allow the block length to exceed what is allowed in the subdivision regulations. Mrs. McCollum Seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

Mr. Wesson motioned to approve the Piney Creek Layout Plat with the following contingencies:

**Planning Department Comments**

1. Sketch Plat: Subdivision exceeds maximum block length in several areas
2. Sketch Plat: Some lots have none radial lot lines
3. Remove Note #2 that reads "edit"
4. Applicant is responsible to return the final, signed plat and return three (3) hard copies and a digital copy.

**Fire Department Comments**

1. Add a note on the layout that "Construction will be limited to 51 lots until second remote access is completed."

**Engineering Department Comments:**

1. Last 5 lots have a pedestrian access easement



2. 2 Access points from the street added to the greenway

Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Madison Lakes – Certified Plat**

Location: South of Gillespie Road/Huntsville Browns Ferry Road, east of County Line Road, west of Browns Ferry Road

Representative: Johnson & Associates

Applicant/Owner: BHS, LLC

Lots: 2

Acreage: 64.07 acres

**Applicant Comments:**

Bruce Crane presented the request on behalf of Johnson & Associates.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is BHS, LLC and the design firm is Johnson & Associates. The subject property is located south of Gillespie Road/Huntsville-Browns Ferry Road, east of County Line Road and west of Browns Ferry Road. The subject property has a total area of 64.07 acres.

The subject property is zoned *MU, Mixed Use* and occupied by Bradford Health Services. The adjoining properties to the north are zoned *R3, High Density Residential* and are all within *Liberty Square Subdivision*. The adjoining properties to the east that are within the City of Madison are zoned *R3, High Density District*, *AG, Agricultural District* and *R2, Medium Density District*. These properties are undeveloped except for the *R2 District*, which is entrance drive to Walden Subdivision. The adjoining properties to the south are zoned *AG, Agriculture* and *R2, Medium Density*. These properties are occupied by Heritage Elementary School. The adjoining properties to the west are zoned *B2, Community Commercial* and *R3A, Single-family Detached Residential*. The properties in the *B2 District* are mostly undeveloped, except for a Walgreens Drug Store. Those in the *R3A District* are residential lots in *Browns Ferry Crossing Subdivision*. The *Mixed Use* zoning designation was approved in 2008. The Madison Lakes Master Plan was approved with the zoning.

The applicant is requesting certified plat approval for *Madison Lakes Subdivision*. The purpose of the subdivision is to divide the property into two large lots, the eastern 33 acres including the existing Bradford Health Center fronting Browns Ferry Road and the western 31 acres fronting County Line Road. The lots are being divided along the boundaries of the land uses approved in the Madison Lakes Master Plan.

Mr. Blizzard added any proposed future change in the master plan must be approved by the City per the requirements of *Section 4-8B. Mixed Use (MU) District* of the City's Zoning Ordinance and include all property originally part of the plan approved in 2008. Additionally, it should be noted that this property is within the study area of the City's ongoing *West Side Master Plan*. Any future revisions to the zoning or master plan will need to be in keeping with the plan recommendations that result from that process which should result in an adopted plan during 2016.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the certified plat for *Madison Lakes Subdivision* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

Mike Miller, 111 Thornberry Lane, had questions regarding zoning and if multi-family would be allowed or if it was part of this plan. Mr. Blizzard answered that this goes back to the Master Plan for this Mixed Use piece of property and that this plat is simply subdividing the property so that it can be sold. Miller also had concerns with drainage and flooding, as well as traffic. Gary Chynoweth answered that this new development will not be allowed to increase any new runoff.

Lee Pearson, 116 Thornberry Lane, expressed concerns regarding traffic flow and if there were any plans to widen Gillespie or Browns Ferry Road. Councilman Potter answered not at this time, that the Commission was simply voting to subdivide the piece of property.

**Commission Comments:**

Mr. Wesson expressed several issues regarding pedestrian easements. He asked to require a pedestrian easement on top of the sewer easement east boundary of Lot 1 and Lot 2. Planning staff expressed that the pedestrian easement could not be required, but it could be requested.

**Motion:**

Mr. Wesson motioned to approve Madison Lakes given the following contingencies:

**Planning Department Contingencies:**

1. Applicant is responsible to record the final, signed certified plat and return three (3) hard copies and a digital copy.

**Engineering Department Contingencies:**

1. Show flood profile cross-sections and elevations from FEMA site; BFEs will need to be interpolated from that data.

**Planning Commission Requests:**

1. Pedestrian easement on Lot 1, east side of Lot 2

2. Pedestrian easement on top of the utility and drainage easement on Lot 2 to give access to Heritage Elementary School

Mr. Brooks seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**BCS Kumar, Phase 2 – Certified Plat**

Location: North of Madison Boulevard, south of Ivory Place and west of Sullivan Street

Representative: Johnson & Associates

Applicant/Owner: Rhavesh V. Kumar

Lots: 2

Acreage: 3.38 acres

**Applicant Comments:**

Bruce Crane presented the request on behalf of Johnson & Associates.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Rhavesh V. Kumar and the design firm is Johnson & Associates, Inc. The subject properties and all adjoining properties are zoned *B3, General Business*. Lot 1 is occupied by a Holiday Inn Express. Lot 2 is undeveloped, except for off-street parking constructed at the time the hotel was constructed and a paved ingress/egress from Madison Boulevard to the hotel. The property adjoining to the north is vacant. The remaining adjoining properties are all developed with retail and business related service establishments.

The applicant is requesting certified plat approval for *BCS Kumar, Phase 2*. The purpose of the subdivision is to remove the ingress/egress easement from Lot 2 and consolidate it into Lot 1. A site plan has been submitted for December for approval to construct a Waffle House Restaurant on Lot 2. The developer for the Waffle House did not want the ingress/egress included in the property they were developing. Lot 2 will still be compliant with all dimensional requirements for *the B3 District*.

Mr. Blizzard concluded that Staff, and the technical Review Committee recommends approval of the certified plat for *BCS Kumar, Phase 2* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Councilman Potter motioned to approve BCS Kumar, Phase 2 given the following contingencies:

**Planning Department Comments:**

1. Applicant is responsible to record the final, signed certified plat and return three (3) hard copies and a digital copy.

Mr. Brooks seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Cedar Acres, Phase 2 – Final Plat**

Location: West of Burgreen Road and south of Cedar Acres Drive

Representative: Mullins, LLC

Applicant/Owner: Wright Homes, LLC

Lots: 2

Acreage: 1.04 acres

**Applicant Comments:**

Mathis Sneed representing Mullins, LLC presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Wright Homes, LLC and the design firm is Mullins, LLC. The subject properties are identified as Lots 1 & 62 and two common areas in *Cedar Acres Subdivision*. *Cedar Acres Subdivision* is located west of Burgreen Road and south of Cedar Acres Drive. The combined two lots and two common areas have a combined acreage of 1.04 acres. The subject property and all the adjoining properties to the north, south and west are zoned *R3A, Single-Family Detached Residential* and are residential lots in *Cedar Acres Subdivision*. The adjoining property to the east is zoned *R2, Medium Density Residential* and is occupied by James Clemens High School.

The applicant is requesting certified plat approval of *Cedar Acres, Phase 2* in order to increase the area of the common area at the entrance of the subdivision. The reason for this request is because the subdivision signs are larger than the common areas.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommends approval of the certified plat for *Cedar Acres, Phase 2*, with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles motioned to approve Cedar Acres, Phase 2 Final Plat with the following contingencies:

**Planning Comments**

1. Applicant is responsible to record the final, signed plat and return three (3) hard copies and a digital copy.

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Heritage Plantation, Phase 8 – Certified Plat**

Location: West of County Line Road and north of Whitworth Court

Representative: Smith Engineering Company

Applicant/Owner: Heritage Plantation, Inc.

Lots: 2

Acreage: 16.27 acres

**Applicant Comments:**

Paul Duskin representing Smith Engineering presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Heritage Plantation, Inc., and the design firm is Smith Engineering Company. The subject property is located south of Crowne Pointe Drive and west of County Line Road. The subject property is bounded on the north and west by James Clemens High School.

The subject property is zoned *B2, Community Business District* and is currently undeveloped. The adjoining property to the north is also in the *B2 District* and is undeveloped. The adjoining property to the east is zoned *R2, Medium Density Residential* and is made up of residential lots in *Windsor Pointe Subdivision*. The adjoining properties to the south are split between two zoning districts. The property along the northern part of the south boundary is zoned *B2, Community Business* and is undeveloped. The properties adjoining the remaining portion of the south boundary is *R3A, Single-Family Detached Residential* and is made up of residential lots in *Whitworth Farms Subdivision*. The adjoining property to the west is zoned *R2, Medium Density Residential* and the site of James Clemens High School.

The applicant is requesting certified plat approval for *Heritage Plantation, Phase 8*. The purpose of the subdivision is to subdivide the property into two lots.

Mr. Blizzard concluded that Staff, and the Technical Review Committee recommend approval of the certified plat for *Heritage Plantation, Phase 8* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mrs. McCollum motioned to approve Heritage Plantation, Phase 8 Certified Plat with the following contingencies:

**Planning Department Comments**

- 1) Applicant is responsible to record the final, signed certified plat and return three (3) hard copies and a digital copy.

**Engineering Department Comments:**

- 1) Place wetland in a conservation easement and PUDE, at approximate location of 678 contour.
- 2) Show deed number for triangular section deeded to school board.

Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca

Aye

Vice-Chairman, Stephen Brooks

Aye

City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

### **Burgreen Farms – Layout Amendment**

Location: North of Powell Road and west of Burgreen Road

Representative: Smith Engineering Company

Applicant/Owner: Mungo Homes of Alabama, Inc.

Lots: 267

Acreage: 103.42 acres

### **Applicant Comments:**

There were no comments from the applicant.

### **Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Mungo Homes of Alabama, Inc. and the design firm is Smith Engineering Company. The subject property has a total area of 103.42 acres. The subject property is located north of Powell Road and west of Burgreen Road.

The subject property is zoned *R3A, Single-Family Detached Residential*. The adjoining properties to the north, include a small portion that is in the *R3A District*. This property is occupied by *Parker Hall Subdivision*. The remaining adjoining property to the north is within unincorporated Limestone County and not zoned. This property is utilized for agriculture. The subject property adjoins *Baker's Farm Subdivision* along the northeast boundary but separated by Burgreen Road. A parcel just south of *Baker's Farm Subdivision* and adjoining the subject property is within unincorporated Limestone County and not zoned. The property is occupied by a single-family detached dwelling. *Waterford Subdivision* adjoins the remaining portion of the east boundary. These properties are zoned *R2, Medium Density Residential*. The properties adjoining the western boundary of the subject property are all residential lots within *Morris Estates Subdivision*. Those lots within the City of Madison are zoned *R1A, Low Density Residential*. The remaining lots are within unincorporated Limestone County and not zoned.

Mr. Blizzard added, the applicant is requesting an amendment to the Burgreen Farms Layout to reconfigure a few lot lines.

Mr. Blizzard concluded that Staff recommends approval of the layout amendment for *Burgreen Farms Subdivision* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

### **Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles motioned to approve Burgreen Farms Layout Amendment with the following contingencies:

**Planning Department Comments:**

1. Applicant is responsible to record the final, signed plat and return three (3) hard copies and a digital copy.

**Engineering Department Comments:**

1. Show proposed perimeter walkway
2. Show division of Farms and Village

Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Burgreen Farms, Phase 1 – Final Plat**

Location: North of Powell Road and west of Burgreen Road

Representative: Smith Engineering Company

Applicant/Owner: Mungo Homes of Alabama, Inc.

Lots: 22

Acreage: 95 acres

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Mungo Homes of Alabama, Inc. and the design firm is Smith Engineering Company. The subject property has a total area of 95 acres and Phase 1 is a portion thereof. The subject property is located north of Powell Road and west of Burgreen Road. The applicant is requesting final plat approval *Burgreen Farms, Phase1*. The final plat will provide for 22 lots. The smallest lot will be 12,600 square feet.



Mr. Blizzard concluded that Staff recommends approval of the final plat for *Burgreen Farms, Phase 1* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks motioned to approve Burgreen Farms, Phase 1 Final Plat with the following contingencies:

**Planning Department Comments:**

1. This plat must be recorded and copies returned to the Planning Department before Burgreen Village will be released for recording.
2. Submit performance bonds.

**Engineering Department Comments:**

1. Add landscape easement and maintenance note for traffic islands within ROW at entrance.
2. Show or make note for pedestrian access easement for sidewalk in common areas along Burgreen Road.
3. Correct Note #5 and Note #23 that contain misspelled words.

Mr. Ryder seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Burgreen Village, Phase 1 – Final Plat**

Location: North of Powell Road and west of Burgreen Road

Representative: Smith Engineering Company

Applicant/Owner: Mungo Homes of Alabama, Inc.

Lots: 27

Acreage: 8.42 acres

**Applicant Comments:**

There were no comments from the applicant.

**Staff Comments:**

Mr. Blizzard informed the Commission that the subject property has a total area of 8.42 acres. The subject property is located north of Powell Road and west of Burgreen Road. The applicant is requesting final plat approval of *Burgreen Village, Phase 1* consisting of 27 lots with the smallest lot being 8,117 square feet.

Mr. Blizzard concluded that Staff recommends approval of the final plat for *Burgreen Village, Phase 1* with the contingencies noted in the staff report. All below conditions must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Bates motioned to approve Burgreen Village, Phase 1 Final Plat with the following contingencies:

**Planning Department Comments:**

- 1) Burgreen Farms, Phase 1 must be recorded and returned prior to final approval of Burgreen Village.
- 2) Applicant is responsible to record the final, signed plat and return three (3) hard copies and a digital copy (on two separate disks).

Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

**Crown Pointe, Phase VI – Final Plat**

Location: North of Gillespie Road and east of Balch Road

Representative: 4-Site, Inc.

Applicant/Owner: Spencer Farms, LLC

Lots: 16 and 1 Tract  
Acreage: 61.23 acres

**Applicant Comments:**

David Hall, 4-Site, Inc. presented the request.

**Staff Comments:**

Mr. Blizzard informed the Commission that the applicant and property owner is Spencer Farms, LLC and the design firm is 4-Site, Inc. The subject property is located north of Gillespie Road and east of Balch Road. The subject property has an area of 61.23 acres. The subject property and those adjoining properties to the west are zoned *R3A, Single-Family Detached Residential*. The adjoining properties to the north are zoned *R2, Medium Density Residential* and the adjoining properties to the east are zoned *R2, Medium Density Residential, AG, Agriculture and R3A, Single-Family Detached Residential*. Several properties adjoining the southeast corner and south of the subject properties are within unincorporated Madison County and not zoned. Those properties to the south within the City of Madison are zoned *AG, Agriculture*.

The applicant is requesting final plat approval *Crown Pointe, Phase VI*. The final plat is consistent with the preliminary plat approved in July of 2014. The final plat includes 16 lots and 1 tract. The smallest lot is 13,497 square feet.

Mr. Blizzard concluded that Staff, and the Technical Review Committee, recommend approval of the final plat for *Crown Pointe, Phase VI* with the condition that the applicant must be record the final, signed plat and return three (3) hard copies and a digital copy (2 disks) within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

Doris Anthony, 151 Brass Oak Drive expressed concerns with drainage and if any blasting would occur. Mr. Blizzard answered that No blasting would occur and that the drainage would run the opposite way and would not contribute to any existing problems.

Lyndsey Stewart, 222 Penn Avenue asked if there was a requirement to keep the trees on the rear of the subject property to serve as a buffer. Councilman Potter answered that there is no requirement to have trees as a buffer between residential and residential properties.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Brooks motioned to approve Crown Pointe, Phase VI Final Plat. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye
<b>Motion Carried</b>	

(PUBLIC HEARING CLOSED)

## Site Plans

### Space Savers Storage Facility

Location: East of Wall Triana Highway, south of Chestnut Drive

Representative: Jerry South, South & Associates

Applicant: Butch Chandler

### Applicant Comments:

Jerry South, South & Associates, presented the request on behalf of Butch Chandler.

### Staff Comments:

Mr. Ivey presented the request to the Planning Commission. He informed them that the subject property is located east of Wall Triana Highway, south of U.S. Chestnut Drive. The Planning Commission recommended that the property be rezoned to *B3, General Business District* at the regular meeting in July. The City Council then rezoned the property at a meeting in July of 2015.

The adjoining property to the north is made up of three individual lots which are currently zoned *B1, Neighborhood Business District* and is developed as an office complex. Immediately north of the *B1 District* is the *B3, General Business District* and currently occupied by a car wash facility. The lots to the south, as well as east of the property, are zoned *R-1A, Low Density Residential District*. These residential lots to the south are part of the *Chestnut Acres Subdivision* and are currently undeveloped. The property immediately west of the subject property is also zoned *B3, General Business District*. Southwest of the subject property is zoned *R-4, Multi-Family Residential District* and is the home of *Restoration Church*.

The applicant submitted a Certified Plat at the regular meeting in October, *Chestnut Acres, Phase IV*. The certified plat eliminated all lot lines that previously existed and consolidated the properties into one lot. All existing easements on the property must be vacated prior to approval.

Mr. Ivey added that the applicant is requesting approval to construct a self-storage facility. The size of the lot is 3.79 acres. The storage facility consist of inside entry and a portion of the units will be a climate controlled. The sizes of the individual units will vary in size. The elevations fronting Wall Triana Highway and Chestnut Drive will make the building appear as an office. This facility will also be required to meet the landscaping and screening requirements of the *B3 District*. The applicant is also requesting that the Planning Commission for a 5' landscaping buffer and 6' opaque wooden fence in substitution of the 50' screening buffer surrounding the residential property. The facility will consist of three, one-story buildings that have a total square footage of 87,550. The table below and the site plan provide individual building square footages and layout.

Mr. Ivey concluded that Staff, and the Technical Review Committee recommend approval of the *Wall Triana Storage Facility Site Plan* with the contingencies noted in the staff report. All conditions below

must be addressed within 45 days following the November 19, 2015 Planning Commission Meeting, no later than January 4, 2016.

**Public Comments:**

There were no comments from the public.

**Commission Comments:**

There were no comments from the Commission.

**Motion:**

Mr. Cowles motioned to approve the 5' landscaping buffer and 6' opaque wooden fence in substitution of the 50' screening requirement surrounding the residential property. Mr. Bates seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

Mr. Cowles moved to approve the Space Savers Storage Facility given the following contingencies:

**Planning Department Comments:**

1. Plat must be recorded, including the note that easements must be vacated before site plan can be approved
2. 5-foot Landscape buffer and 6-foot opaque wooden fence in substitution of 50-foot screening buffer abutting surrounding residential property must be asked for and granted by the Planning Commission

Mrs. McCollum seconded the motion.

**Final Vote:**

Chairman, Damian Bianca	Aye
Vice-Chairman, Stephen Brooks	Aye
City Council Member Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Troy Wesson	Aye
Tim Cowles	Aye

**Motion Carried**

NEW BUSINESS

There was no new business to discuss.

ADJOURNMENT

Chairman Bianca adjourned the meeting at 6:45 p.m.

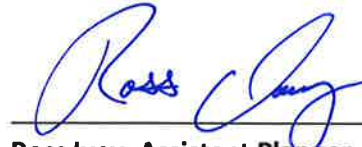
Minutes Approved



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Damian Bianca, Chairman

ATTEST:



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Ross Ivey, Assistant Planner and Recording Secretary